

## **Section 503. MHR-MOBILE HOME RESIDENCE**

### **Section 503.1 Purpose**

The district is comprised of areas developed or to be developed for mobile homes for residential purpose on individually owned lots or leased lot. Regulations are designed to stabilize and protect the residential character of the district to promote and encourage a suitable environment for families and to prohibit all incompatible activities.

### **Section 503.2 Approvals Required**

No structure or use shall be built or remodeled in a MHR district until all necessary site plan and/or subdivision plat approvals have been obtained. All mobile homes (new or used), that are installed or placed on lot after adoption of this ordinance shall comply with all Federal guidelines relating to safety.

### **Section 503.3 Location**

The following criteria shall be considered in establishing and maintaining a Mobile Home Residence zoning district:

- (1) Conforms to appropriate designation in the General Plan, or,
- (2) Corresponds to an existing district or development in an area annexed into the City.

### **Section 503.4 Permitted Principal Uses**

#### **1) Mobile Home Subdivision with one (1) single-family residence per lot.**

##### **1. Permitted Conditional Uses:**

See section 310, items d, e, f, g, h, i, j, n, o, p

##### **2. Permitted Accessory Uses**

- a. Any use customarily incidental to a permitted principal use, such as;
  - I. Private garage or carport for storage of vehicles;
  - II. Garden house, toolhouse, ramada, swimming pool;

- b. Accessory Dwelling Units: See Section 310.
- c. Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
- d. Home Occupations per Section 324.

3. Property Development Standards

- a. Maximum Density: One (1) dwelling unit per lot.
- b. Minimum Lot Width: Fifty (50) feet.
- c. Required Yards:
  - I. Minimum front yard-twenty-five (25) feet.
  - II. Minimum rear yard-twenty-five (25) feet.
  - III. Minimum side yard-ten (10) feet.
  - IV. Minimum side street yard-fifteen (15) feet.
- d. Minimum Distance Between Principal Buildings: Twenty (20) feet.
- e. Maximum Building Height: Twenty-five (25) feet.

4. Non-Residential Accessory Building:

- a. Maximum Height: Fifteen (15) feet above grade
- b. Maximum Yard Coverage: Thirty-five (35) percent of rear yard.
- c. Location Restrictions: No accessory building shall be erected in any minimum required front or side yard.
- d. Setback Requirements: Accessory buildings shall be setback from the side lot line and the rear lot line a distance not less than three (3) feet, except:
  - I. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).

- II. For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
- III. For a corner lot, the street side setback shall be the same as the main building.

## **2) Mobile Home Park**

### **1. Permitted Conditional Uses:**

See Section 310, items d, e, f, g, h, i, j, n, o, p

### **2. Permitted Accessory Uses.** The following accessory uses which are incidental and subordinate to a mobile home park are permitted in conjunction with the park.

- a. Single Family Residence. One (1) single-family residence for the owner or manager of the mobile home park. The yard requirements for this residence in the park shall be the same as provided in use in subsection 503 above. The residence may include office space for use in connection with the park operation.
- b. Social and Recreational Center with Competent Uses. Component uses will be permitted in a recreation or social center building provided:
  - I. That there will be no wholesale activity;
  - II. That no merchandise or supplies shall be stored or displayed outside the completely enclosed building;
  - III. That there shall be no exterior advertising or sign except as permitted for accessory used only;
  - IV. That the mobile home park is large enough to accommodate at least twenty-five (25) mobile homes;
  - V. That component uses shall not be in a building which is less than fifty (50) feet from any property line of the mobile home park or one hundred (100) feet from any public right-of-way bounding the park site;
  - VI. That the component uses shall not occupy more than twenty-five (25) percent of the floor area in the social and recreation center building.

The component uses permitted are:

- Tobacco store and news stand.
- Delicatessen, snack bar and food store.
- Day nurseries and child care.

- c. Private Recreation Uses. For the use of the occupants of the mobile home park and their guests, such as swimming pool, golf course, putting greens and shuffleboard courts.
- d. Model Mobile Home Sales. Mobile home models for sale, provided they do not occupy more than five percent (5%) of the total spaces in the mobile home park. Each mobile home shall be the same setback and spacing required for other mobile homes. They shall have the same setback and spacing required for other mobile home. There shall be no exterior displays or advertising other than one (1) non-illuminated sign, not to exceed six (6) square feet for each model and not over six (6) feet in height.
- e. Laundry. Coin-operated laundry and dry cleaning pickup, provided there shall be no dry cleaning pickup, provided there shall be no dry cleaning equipment.

3. Property Development Standards:

- a. Minimum Area: Two (2) acres.
- b. Maximum Density: Ten (10) mobile homes per acre.
- c. Maximum building Height: Twenty-five (25) feet.
- d. Required Yards:
  - I. Minimum, front yard-twenty-five (25) feet from public right-of-way or none from private roads.
  - II. Minimum rear yard-Ten (10) feet from space line or twenty-five (25) feet from the exterior boundary of the park.
  - III. Minimum side yard-Ten (10) feet from space line or twenty-five (25) feet from the exterior boundary of the park.
- e. Minimum Space Size. Each mobile home space shall have a minimum width of fifty (50) feet and a minimum depth of eighty (80) feet.

- f. Minimum Distance Between Mobile Homes. Twenty (20) feet, side to side, provided that any mobile home accessory structure, porch, patio cover, awning, carport or similar structure, open on at least two (2) sides, may project into the required area.

4. Non-Residential Accessory Buildings.

A non-residential structure, but not including a detached garage, which is necessary to a dwelling, may be erected on a parcel if it meets the following requirements:

- a. Maximum Height: Fifteen (15) feet above grade.
- b. Maximum Yard Coverage: Thirty-five (35) percent of required rear yard.
- c. Location Restriction: No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided in this code.
- d. Setback Requirements: Accessory buildings shall be setback from the side or the rear lot line a distance not less than three (3) feet, except:
  - I. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
  - II. For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
  - III. For a corner lot, the street side setback shall be the same as from the main building.

In no case shall the distance between such structures and a different mobile home, or between such structure belonging to different mobile homes be less than eight (8) feet. Any storage cabinet less than sixty (60) square feet, attached or detached, may be constructed in the required separation area. Any permanent enclosed addition to the living area of mobile home in excess of sixty (60) square feet shall be considered an extension of the mobile home for separation purposes.

5. Minimum Private Street Standards

See Article 6.

Section 503.5            Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 503.6            Sign Regulations

In accordance with the provision of Article 7

Section 503.7            Landscaping, Screening and Buffering

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or Board of Adjustment, and the Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance specifically addressing the issue of landscaping.